



Redwood City – Downtown

Transit:

- Redwood City Caltrain Station: Caltrain; SamTrans
- El Camino Real: SamTrans

Development highlights:

- City Center Plaza Apartments: 139 affordable units with ground-floor restaurants (Mid-Peninsula Housing Coalition)
- Franklin Street Apartments: 206 units (30 affordable) above retail space (Irvine Apartment Communities, 2002)
- Montgomery Village: Apartments under construction (First Community Housing)
- On Broadway: 20-screen movie theater with 85,000 square feet of ground-floor restaurant and retail space (John Anagnostou/Broadway Entertainment, LLC, 2006)
- Le Coeur de la Ville (formerly Tuscan Towers): 21 affordable townhomes; another 88 units proposed (Habitat for Humanity)

Amenities:

- City Center Plaza just east of city hall
- Theatre Way: new pedestrian-priority promenade
- Courthouse Square
- Post Office Paseo linking surface public parking with the new cinema block, and expanding outdoor dining venue

- Fox and Little Fox Theaters on Broadway

- Whole Foods Market

- Sequoia Station retail center includes supermarket, café, drugstore and other conveniences

Planning:

- Redwood City General Plan (2001, update in progress)
- Downtown Area Plan (introduced 2001)
- Redwood City Downtown Precise Plan and Program EIR (due for adoption in early 2007)

Innovations:

- Parking management strategy with on-street and off-street parking rates that vary by location and time of day
- Tax credits for rehabilitation of landmarks in Main Street Historic District
- Sidewalk Café Design Guidelines encourage outdoor dining, adding vitality to downtown streets.

Future development:

- Downtown Precise Plan proposes higher density with 8- to 12-story residential and mixed-use development considered in downtown core and east side of El Camino Real between Brewster and Maple.